007.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	923,600 / 923,600
					USE VALUE:	923,600 / 923,600
					ASSESSED:	923,600 / 923,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAZZIA JOSEPH P
Owner 2:	
Owner 3:	
Street 1:	25 LAKEHILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAZZIA DOMENIC /TRUSTEE -
Owner 2:	COSENZA REALTY TRUST -
Street 1:	25 LAKEHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2254 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5481.000	451,000	5,100	467,500	923,600
Total Card	0.126	451,000	5,100	467,500	923,600
Total Parcel	0.126	451,000	5,100	467,500	923,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.76 /Parcel: 409.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

6512

GIS Ref

GIS Ref

Insp Date

02/15/18

!698!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	451,000	5100	5,481.	467,500	923,600		Year end	12/23/2021
2021	104	FV	430,400	5100	5,481.	467,500	903,000		Year End Roll	12/10/2020
2020	104	FV	430,500	5100	5,481.	467,500	903,100	903,100	Year End Roll	12/18/2019
2019	104	FV	334,300	5100	5,481.	496,800	836,200	836,200	Year End Roll	1/3/2019
2018	104	FV	334,000	5100	5,481.	362,300	701,400	701,400	Year End Roll	12/20/2017
2017	104	FV	313,100	5100	5,481.	315,600	633,800	633,800	Year End Roll	1/3/2017
2016	104	FV	313,100	5100	5,481.	268,800	587,000	587,000	Year End	1/4/2016
2015	104	FV	278,800	5100	5,481.	263,000	546,900	546,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:53:18

LAST REV

Date	Time
04/19/18	13:20:26
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAZZIA DOMENIC	58356-238		1/25/2012	Family	99	No	No		
PAZZIA DOMENIC	51770-392		10/8/2008	Family	1	No	No		
PAZZIA DOMENIC	51770-390		10/8/2008	Family	1	No	No		
	07159-016		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	163	PATRIOT
2/5/2009	Missed Appt.	294	PATRIOT
4/19/2000	Inspected	276	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5481		Sq. Ft.	Site		0	80.	1.07	1									467,542						467,500	

Total AC/HA:	0.12583	Total SF/SM:	5481	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	467,542	Spl Credit		Total:	467,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11583853
Const Adj.:	0.98990101
Adj $ / SQ:	198.823
Other Features:	103895
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653636
Depreciation:	202627
Depreciated Total:	451009

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

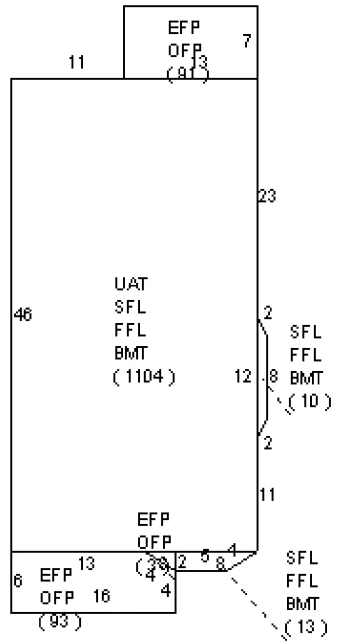
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.82
Special Features:	0	Val/Su Net:	111.88
Final Total:	451000	Val/Su SzAd	200.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,127	59.650	67,222
FFL	First Floor	1,127	198.820	224,073
SFL	Second Floor	1,127	198.820	224,073
UAT	Upper Attic	276	79.530	21,950
EFP	Enclos Porch	187	41.360	7,735
OFP	Open Porch	187	25.070	4,688

Net Sketched Area:	4,031			Total:	549,741
Size Ad	2254	Gross Area	4859	FinArea	2254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100